

## **Minutes of the Extraordinary General Assembly of the Condominiums Carisa y Palma A.C.**

On February 24, 2010 in the lobby of the Palma building in Cancun, the Extraordinary General Assembly of condominiums Carisa y Palma A.C. was held in the presence of all it's committee members. The notary present was Lic. Francisco Lechon Rosas. The meeting started at 10:15am.

The scrutineers named were Gloria Martinez and Akemy Gonzalez.

51 votes were by owners in attendance.

27 votes were by proxy.

The total votes present were 78.

The president read the convocatory with a change in the order of the agenda since some of the agenda items were previously approved on the assembly of February 24, 2010.

The president informed the people that the Axa insurance presented and approved in February is the best offer. Once we sign it we will have 3 weeks to pay the total amount due. If we fail to pay the total amount due we will have no insurance. Since in past years we have failed to pay the total amount no insurance companies want to do business with us. **We must all pay our insurance because of the prominent risk of loss.**

Zofamat beach tax must be paid. The amount of **6000 pesos** payment per unit is due now. This must be paid immediately, we all pay interest and penalties to Zofamat every month we fail be current in our obligations. Interest and penalties are a large portion of the increase of our debts. Proper accounting will be used to insure no owners will pay twice for the same tax. Insurance and Zofamat budgets were again approved by majority.

The 2010VC reported on the status of our finances. Onsy Habib explained the technicalites of the SA and AC associations. The SA and AC are both bankrupt. Through negotiation the SA and AC committees have agreed on a plan toward the financial health of our Carisa y Palma condominiums. Both the SA and AC have ultimate financial responsibilities to pay these debts or our condominiums are all at risk from the government.

This is the plan. We must reduce our costs and increase our incomes to survive. Cost reductions will happen in employee salaries, the amount of employed people and in efficiency measures that will occur over time. Incomes have been renegotiated for the Mini Super. The 2010VC will notify owners by email of other income producing proposals. The majority voted and approved that the 2010VC will review income producing proposals for beach, parking lot and lobby areas. As information is available it will be posted on our new website for CyP owners. [Www.Carisaypalma.weebly.com](http://Www.Carisaypalma.weebly.com)

Our by-laws require monthly reports of maintenance due, reserve fund balances and other communications. Majority vote showed that this has not been received in the past. Our by-laws must be upheld. We need your email to accomplish this. Please keep your email up to date at the [cleancyp@yahoo.com](mailto:cleancyp@yahoo.com)

The SA will continue to do business here for the next 7-10 months until the 6 million peso debt is paid. They will discontinue operations at our condominiums as soon as the debts are satisfied. The plan was voted on and approved by majority.

Legal advise requires us to update our Regiment of Condominiums. We approved the future legal fees to accomplish this. Voted and approved by majority.

General topics were then discussed. The owners reviewed multiple ideas to increase the success of our condominiums. We have 3 types of owners.

- 1) people who live here
- 2) people who visit and rent
- 3) investors who only rent for profit

All 3 types of owners must pay their legal obligations including taxes for renting. Government actions are probable in our buildings for failure to pay your taxes.

The meeting ended at 1:15pm.

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Begona Arteta  
President

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Shannon Rohling  
Secretary